



**FILED**  
6-14-16  
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BEFORE THE PUBLIC UTILITIES COMMISSION  
OF THE STATE OF CALIFORNIA

City of Ojai,

Complainant,

C1606008

vs.

Golden State Water Company (U133W),

Defendant.

COMPLAINT  
(Rule 4.2)

**Part 2 of 2 Parts**

**(EXHIBITS A-J)**

COMPLAINANT	DEFENDANT
<p>City of Ojai Attn: Steve McClary, City Manager 401 S Ventura Street Ojai CA 93023 T-805-646-5581</p> <p>Represented by: Ryan Blatz Law Attn: Ryan Blatz, Esq. 407 Bryant Circle, Suite #C Ojai CA 93023 T-805-798-2249 Email: <a href="mailto:ryan@ryanblatzlaw.com">ryan@ryanblatzlaw.com</a></p>	<p>Golden State Water Company Attn: Keith Switzer Manager, Tariffs and Special Project 630 E Foothill Blvd. San Dimas CA 91773 T-909-394-3600 Email: <a href="mailto:kswitzer@scwater.com">kswitzer@scwater.com</a></p>

## EXHIBIT LIST

EXHIBIT A: Images of Ojai Playhouse Building and Ojai Post Office Tower and Portico

EXHIBIT B: Landmark List; Ojai's Post Office Tower and Portico, designated as  
Ventura County Landmark #26 and City of Ojai Historic Landmark #6

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**EXHIBIT A: Images of Ojai Playhouse Building and Ojai Post Office Tower and Portico**

**(4 Images on following pages)**















**CITY OF OJAI HISTORIC LANDMARKS**

NO.	LANDMARK	ADDRESS	CC RESOLUTION & DATE	HPC RESOLUTION & DATE	MILITARY AGREEMENT RESOLUTION & DATE	PLACED	NOTE / DETAIL	ARCHITECT	Owner	APN	Zone
1	Nazzari's Church	213 N. Montgomery Street	CC Reso. No. 84-7 March 11, 1985			YES	ADJ: Presbyterian Church	J. Cleveland Gedy NY Church Architect	Byrne Kalle International	021-0-113-120	YMU
2	The Ladd House	518 N. Foothill Road	CC Reso. No. 93-28 Motion: June 10, 1996	No Resolution was adopted		YES (in photo)	2-18-93 SR	Charles & Henry Greene, Pasadena	818 Foothill Road Trust Alice Cynthia F. Greener TTEE	020-0-020-080	R-O-1
3	The Woolsey House	1484 East Ojai Avenue	designated by City Council Motion: June 10, 1985	No Resolution was adopted		YES		Professor T.S. Woolsey, Dean Yale Law School	Anne Orase TR	024-0-023-086	R-O-3
4	The Libbey House	1000 N. Foothill Road	designated by City Council Motion: February 10, 1987	No Resolution was adopted	March 24, 1987	YES	County approved vertical between City/County limits for Libbey House as an Historic Landmark March 24, 1987	Myron Hunt & Elmer Gray, Remodeled by Mead & Nequa	William & Kathryn Coudarte	020-0-020-070	R-O-1
5	The Ojai Arcade	322 - 328 East Ojai Avenue	CC Reso. No. 93-28 September 28, 1993	HPC Reso. No. 93-1 March 15, 1993	N/A	YES		Frank Mead & Richard Nequa, San Diego	Vadous	Vadous	C-1
6	The Ojai Post Office Tower & Portico	331 East Ojai Avenue	CC Reso. No. 93-28 September 28, 1993	HPC Reso. No. 93-2 March 15, 1993	N/A	YES	County Landmark #26	Frank Mead & Richard Nequa, San Diego	The Civic Association	023-0-100-320	P-L
7	St. Thomas Aquinas Catholic Church	130 West Ojai Avenue	CC Reso. No. 93-30 September 29, 1993	HPC Reso. No. 93-3 March 15, 1993	N/A	YES		Frank Mead & Richard Nequa, San Diego	City of Ojai Ojai Valley Hist Soc-Owner	021-0-105-080 & 089	P-L
8	The Ojai Valley Woman's Clubhouse	441 East Ojai Avenue	CC Reso. No. 95-5 February 14, 1995	HPC Reso. No. 94-1 December 19, 1994		YES		Josephine Pierpont Olsen, Nordhoff	Ojai Valley Woman's Club	023-0-110-410	C-1
9	Chickering's Old Schoolhouse	4008 South Ojai Road	CC Reso. No. 94-04 February 23, 2000	HPC Reso. No. 94-3 December 28, 2000	N/A	N/A	changed to Landmark No. 17 Libbey with replacement of M.C. Smith	Wallace Neff, Southern California	Historic Home property owner	044-0-040-000	R-O-3
9	Ojai Valley Country Club (Club House) Nott Lounge	905 Country Club Drive	CC Reso. No. 06-38 October 24, 2006	HPC Reso. No. 06-01 September 11, 2006		YES		Wallace Neff, Southern California	OVIS LLC	024-0-010-410	R-O-3
10	Nordhoff Cemetery	1000 Guyana Road	CC Reso. No. 95-6 February 14, 1995	HPC Reso. No. 94-3 December 19, 1994	N/A	YES	corner of Del Norte and Guyana Roads	Townpeople of Nordhoff	The City of Ojai	049-0-081-070	P-L
11	Ojai Valley Tennis Tournament & Civic Courts @ Libbey Park	305 East Ojai Avenue	CC Reso. No. 00-03 February 22, 2000	HPC Reso. No. 99-1 No signed copy in file	N/A	YES		W.L. Thacher, H. Walter Foster, Nordhoff	The City of Ojai	023-0-100-310	P-L
12	Ojai Jail	305 East Ojai Avenue	CC Reso. No. 02-28 September 24, 2002	HPC Reso. No. 02-01 August 19, 2002	N/A	YES	AKA: Libbey Park Jail	CA Department of Fish & Game	The City of Ojai	023-0-100-310	P-L
13	O. W. Robertson House	718 N. Foothill Road	CC Reso. No. 06-35 October 24, 2006	HPC Reso. No. 06-02 September 11, 2006	CC Reso. No. 06-48 October 14, 2008	YES (in photo)		Myron Hunt, Pasadena, L.A.	Cynthia Convery TR	020-0-040-080	R-O-1
14	The Nordhoff School	210 E. Matija Street	CC Reso. No. 08-39 August 26, 2008	HPC Reso. No. 08-01 July 14, 2008	Reso. No. 08-50 October 28, 2008	YES	AKA: Lavender Inn	Townpeople of Nordhoff	Lavender Inn LLC AKA: Kathy Hayley	021-0-113-380	YMU
15	Arbolada House "C"	410 Tico Road	CC Reso. No. 08-57 December 9, 2008	HPC Reso. No. 08-02 September 8, 2008	Reso. No. 08-58 December 9, 2008	YES	Arbolada Spec House "C"	George Washington Smith	RSL 2001 Long Term Trust AKA: Arthur Tell Applicant: Randy Lawler	020-0-100-080	R-O-1
16	Arbolada House "A"	701 Foothill Road	CC Reso. No. 10-02 January 12, 2010	HPC Reso. No. 09-01 December 21, 2009	Reso. No. 10-02 January 12, 2010	YES	Arbolada Spec House "A"	George Washington Smith	Robert & Tessa Quinn TR	020-0-020-020	R-O-1
17	Gateway to the Endura Vista	1005 Foothill Road	CC Reso. No. 10-06 July 27, 2010	HPC Reso. No. 10-02 July 10, 2010	N/A	YES	Archway entrance to the Arbolada	Mr. Libbey with contractor Mr. F.C. Finkel	Palmer Road property owners	Public ROW	R-O-1
18	Libbey Gate House	1001 Foothill Road	CC Reso. No. 11-05 January 11, 2011	HPC Reso. No. 10-03 November 8, 2010	Reso. No. 10-03 November 8, 2010		AKA the lodge house or chauffeur's house	Myron Hunt, Pasadena, L.A. (Not verified)	Laurel Moore	020-0-010-020	R-O-1
19	Sespe Stone Wall	120 N. Signal Street	CC Reso. No. 11-34 June 28, 2011	HPC Reso. No. 11-01 June 13, 2011	N/A	YES	surrounding Tom Clark's home		City of Ojai	021-0-140-010	P-L

**EXHIBIT B: Landmark List; Ojai's Iconic Post Office Tower and Portico,  
designated as Ventura County Landmark #26 and City of Ojai Historic Landmark #6**





EXHIBIT C: Image of City of Ojai Seal

**EXHIBIT D: Image of Community Protest and Ojai Playhouse Marquee**



# PLAYHOUSE

HAPPY 4TH OF JULY  
GOLDEN STATE WATER  
WE WANT OUR THROAT BACK



**EXHIBIT E: April 6, 2016 Letter From the Ojai Film Festival**





111 Topa Topa Street - Ojai, California 93023

info@ojaifilmfestival.com • (805) 640-1947 • www.ojaifilmfestival.com

April 6, 2016

Ryan Blatz Law  
407 Bryant Circle, Suite #C1  
Ojai, CA 93023

Dear Ryan,

More than two years ago a Golden State Water Company water main broke at the junction of East Ojai Avenue and South Signal Street in Ojai (CA). The resultant flooding caused a "red tag" to be placed on one of our community's icons - the historic 100 year old Ojai Playhouse. To their credit, GSW acknowledged responsibility and renovations to the theater began and continued until January 2105.

For the past sixteen months no significant work has been completed towards the renovation and reopening of our community theater. GSW's stated reason for the inactivity, as reflected in our local paper, lies in problems with their insurance coverage. The company publicly stated at the time of the accident: it is their acknowledged responsibility to make the Ojai Playhouse whole.

The Ojai Playhouse is central to the cultural fabric of the Ojai community; it goes far beyond simply screening weekly movies. Through the commitment of its owner the Playhouse has been integral to the planning and functioning of the Ojai Film Society (which screens weekly "art films", the Ojai Film Festival (which holds a ten-day festival of new cinema that is widely respected within the greater film community) and for various private and nonprofit organizations functions. Ojai is a "tourist town" and its two main cultural performance venues are the Libbey Bowl (the outdoor venue in the city's Libbey Park) and the Ojai Playhouse.

Any concerns that Golden State Water Company may have with their insurers lie outside of their stated acceptance of responsibility. For too long the Ojai Playhouse has sat in the middle of our city, a half-finished eyesore lost to the people of our community.

The Ojai Film Festival has continued to present an annual festival in November. The loss of the Ojai Playhouse venue has been reflected in the costs that we have incurred in attempting to transform an elderly gymnasium into an acceptable film venue. It is reflected in the discomfort patrons incur for sitting for two hours in folding chairs, in the loss of top-standard projection image because of the need to utilize temporary screens, and in the 'makeshift' crowd control measures we have had to develop. It is further reflected in a drop in the number of festival attendees since our primary venue became unusable.

It is unconscionable that Golden State Water Company has been able to continually postpone having to meet its obligation to the people of Ojai- to "make the Ojai Playhouse whole." The actions, or non-actions, of the water company is highlighted by their continuing to receive corporate profits from the citizens of our community through the selling of water.

We, the board of directors of the Ojai Film Festival, strongly urge the California Public Utilities Commission to closely look into the actions of this water company and, using your statutory powers, encourage the Golden State Water Company to finally "fix" the community problem they caused.

Very truly yours,

Jon Lambert  
President, Ojai Film Festival

Steve Grumette  
Artistic Director, Ojai Film Festival

*"Enriching the Human Spirit Through Film"*

**EXHIBIT F: May 16, 2016 Letter From the Ojai Film Society**



Public Advisors Office  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102

May 16, 2016

To Whom It May Concern:

The Ojai Film Society (OFS) strongly supports the request made by the City of Ojai for you to investigate the intractable situation which has been caused by the failure of Golden State Water Company (GSWC) and its insurers to complete repairs to the Ojai Playhouse, for which it is responsible.

Because of this inaction, the city's only movie theater – an historic building located in the heart of the downtown area – has been closed for over one year and ten months; and the OFS has been without a home for its weekly screenings of documentaries, independent and foreign films, which are not available anywhere else in the area. This stubborn inaction has stolen the livelihood of theater owner Khaled Al-Awar and his employees, damaged Ojai's tourist and arts economies, and deprived Ojai Film Society of our annual subscribers and advertisers. In addition, OFS has had to rent a variety of venues to continue our mission and remain active, which has led to a loss of revenue.

As you know, due to high rates, neglected infrastructure maintenance and poor service, GSWC was an unwelcome entity in Ojai prior to the incident of flooding that seriously damaged the Ojai Playhouse and the adjacent Jester Restaurant. Litigation by Casitas Municipal Water District to purchase GSWC's interests in the Ojai Valley is well underway. This litigation does not excuse GSWC from the responsibility to restore the playhouse; indeed, it underscores that responsibility.

Please make it a priority to look into this situation and help the citizens of the Ojai Valley in our efforts to get Golden State Water to take financial responsibility for the damage it has done to this community.

Thank you.

Sincerely,

Marty Harris  
President, Ojai Film Society  
P.O. Box 545  
Ojai, CA 93024

**EXHIBIT G: April 26, 2016 Letter From the Ojai Valley Board of Realtors**



The Ojai Valley Board of REALTORS

338 E Ojai Ave Ojai, CA 93023

805-646-8453

April 26, 2016

To Whom It May Concern:

The Ojai Valley Board of Realtors supports our City's request that the CPUC investigate the damage done to the Ojai Playhouse and the Village Jester by Golden State Water's equipment failure.

The protracted closure of both of these businesses has had a negative effect on the community as a whole. These properties, which were once a source of pride right in the heart of our small town, are now an eyesore. Instead of communicating a place with a fun and thriving arts scene, locals and visitors alike see something broken and closed with no end in sight.

In addition to the visual impact, the loss of these businesses frays community cohesion. In a small town, any and every place we can gather and connect with one another is precious, and serves to strengthen us as a whole. Without these institutions, we are more vulnerable to the tide of isolation and disconnection so prevalent in the world.

The foregoing hurts property values and it hurts our community spirit. The Ojai Valley Board of Realtors respectfully and urgently requests the CPUC investigate and help us bring this unhappy matter to successful resolution.

Sincerely,

Rosalie Zabilla

President, Ojai Valley Board of Realtors

**EXHIBIT H: April 18, 2016 Letter From the Ojai Valley Chamber of Commerce**



April 18, 2016



**Ojai Valley**  
Chamber of Commerce

California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102

Dear Commissioners:

On behalf of the Ojai Valley Chamber of Commerce, I am writing to urge the Commission to investigate the thus far unrepaired damage to the Ojai Playhouse caused when the building was flooded extensively as a result of a Golden State Water Company water main break over 18 months ago.

To be fair, some of the repairs had commenced, but have now ceased. The building cannot be occupied, nor can it conduct its business of showing first run movies. The Ojai Playhouse is a historic building in the center of Ojai's downtown area and a local icon, but now it stands wrapped in Tyvek plastic and idle. As a result, the community has missed a number of events, not to mention the movies that have been released in the last year and a half. The Ojai Playhouse allows the Ojai Film Festival and the Ojai Film Society to show their documentaries and classic film offerings, respectively, on a regular basis—but not for the last 18 months. The owner, Mr. Khaled Al-Awar, has not been able to run his business. A restaurant, The Jester, is attached to the Playhouse (a space that is owned by Mr. Al-Awar) and has been closed since the flooding and unable to pay rent for a space it cannot occupy.

The Ojai Valley Chamber of Commerce feels it is incumbent upon the Golden State Water Company to finance the remainder of the repairs of the damage caused by their water main break. The community wants to support the Ojai Playhouse and The Jester restaurant, but our hands are tied. One cannot ignore the feeling that Golden State Water Company is taking revenge on our community because we want to end its franchise agreement with the City of Ojai. The Golden State customer base voted with an 87% plurality to support a Mello Roos bond supporting the buy-out of Golden State water in August of 2013.

The Chamber urges the California Public Utilities Commission to investigate this issue of the damage incurred and the ongoing lack of timely response on the part of Golden State Water Company.

Thank you for your attention to this matter.

Scott Eicher  
CEO

**EXHIBIT I: July 9, 2015 CPUC Letter From Steve Bennett, County of Ventura,  
Board of Supervisors**





BOARD OF SUPERVISORS  
COUNTY OF VENTURA

GOVERNMENT CENTER, HALL OF ADMINISTRATION  
800 SOUTH VICTORIA AVENUE, VENTURA, CALIFORNIA 93009

From the Desk of **STEVE BENNETT**  
SUPERVISOR, FIRST DISTRICT  
(805) 654-2703  
FAX: (805) 654-2226  
E-mail: [steve.bennett@ventura.org](mailto:steve.bennett@ventura.org)

MEMBERS OF THE BOARD  
KATHY I. LONG, Chair  
STEVE BENNETT  
LINDA PARKS  
PETER C. FOY  
JOHN C. ZARAGOZA

July 9, 2015

Public Advisors Office  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102

Dear Members of the California Public Utilities Commission,

As the elected County Supervisor representing the citizens of the Ojai Valley, I am very concerned that Golden State Water Company and their insurance company continue to delay the repair to the Ojai Playhouse building. The Ojai Playhouse is a key element to the economic vitality of the city of Ojai. This delay certainly appears to be retribution to the community for their vote to buyout the water company. This is not acceptable from the company that, for now, continues to be responsible to serve the Ojai community.

It has been more than one year since the Ojai Playhouse building was damaged. Golden State Water Company risks additional liability each day these repairs remain incomplete. I urge you to use whatever means available to pressure Golden State Water Company to immediately complete the repairs necessary to allow the Ojai Playhouse and The Village Jester to re-open for business.

Please feel free to contact me if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Bennett", is written over a horizontal line.

Steve Bennett  
Supervisor, First District

cc: Ojai Mayor Severo Lara  
Senator Hannah Beth Jackson  
Assemblymember Das Williams  
Insurance Commissioner Dave Jones

**EXHIBIT J: April 26, 2016 Letter From Steve Bennett, County of Ventura,  
Board of Supervisors**





**BOARD OF SUPERVISORS  
COUNTY OF VENTURA**  
GOVERNMENT CENTER, HALL OF ADMINISTRATION  
800 SOUTH VICTORIA AVENUE, VENTURA, CALIFORNIA 93009

From the Desk of **STEVE BENNETT**  
SUPERVISOR, FIRST DISTRICT  
(805) 654-2703  
FAX: (805) 654-2226  
E-mail: [steve.bennett@ventura.org](mailto:steve.bennett@ventura.org)

**MEMBERS OF THE BOARD**  
LINDA PARKS, Chair  
STEVE BENNETT  
LINDA PARKS  
PETER C. FOY  
JOHN C. ZARAGOZA

April 26, 2016

Public Advisors Office  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102

Re: City of Ojai  
Golden State Water Company and Ojai Playhouse Building

Dear Members of the California Public Utilities Commission,

I am writing in support of the request by the City of Ojai that the CPUC investigate the matter of Golden State Water Company and the damage to the Ojai Playhouse building. I wrote to you originally on July 9, 2015, requesting your assistance because more than a year had passed and the damage caused by Golden State Water Company had not been repaired. I regret to report that more than 9 months later, Golden State Water Company and their insurance company have still not completed the Ojai Playhouse repairs, and the building remains closed.

The Ojai Playhouse building is a key element to the economic vitality of the city and a vital part of the cultural fabric of downtown Ojai. I strongly urge you to investigate this matter and to do everything within your power to convince Golden State Water Company to immediately complete the repairs that will allow the Ojai Playhouse building to re-open for business.

Sincerely,

A handwritten signature in cursive script that reads "Steve Bennett".

Steve Bennett  
Supervisor, First District

cc: Ojai Mayor Paul Blatz